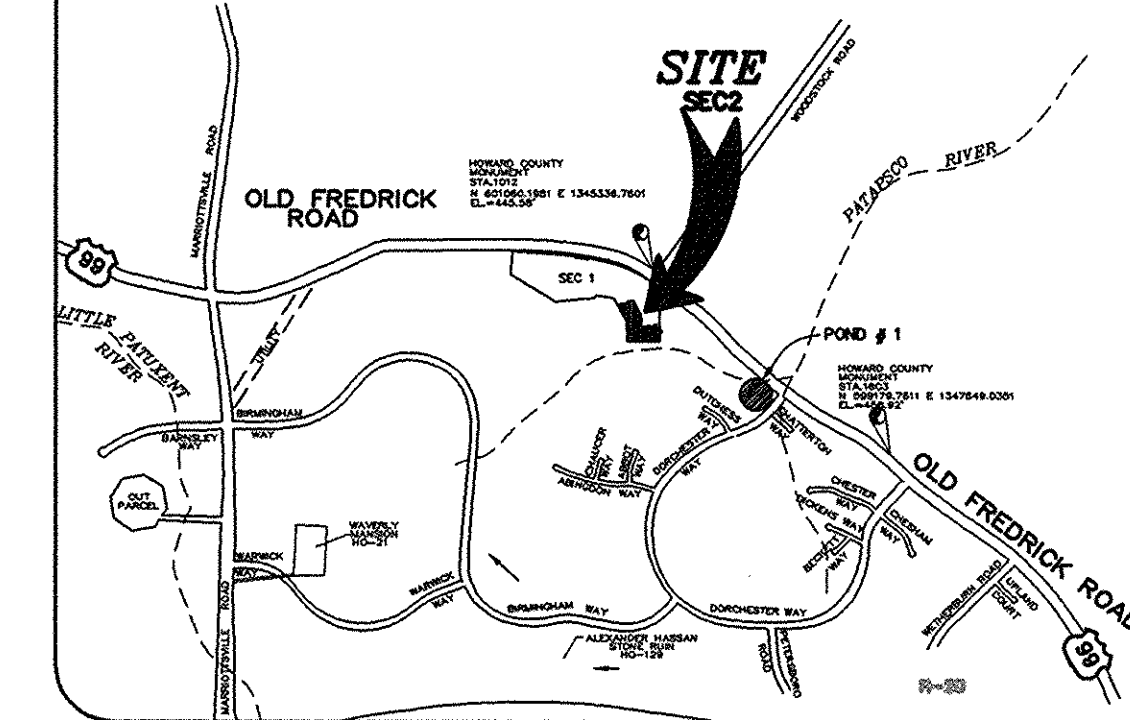


MINIMUM LOT AREAS (ALL AREAS IN SQ.FT.)			
LOT	TOTAL AREA	PIPESTEM AREA	NET AREA
5	14,458	457	14,001
6	14,876	875	14,001
7	15,008	1,007	14,001
8	14,924	922	14,002
9	14,595	581	14,014
10	14,328	277	14,051
11	14,062	58	14,003

SECTION 1 & 2 AREA TABULATION CHART			
	SEC. 1	SEC. 2	TOTAL AREA
REQUIRED OPEN SPACE	5.03 AC.	2.00 AC.	7.03 AC.
PROVIDED OPEN SPACE	5.06 AC.	2.31 AC.	7.37 AC.

CURVE TABLE							
CURVE	LENGTH	RADIUS	DELTA	CHORD	P.C.	P.T.	DEFLECTION ANGLE
C1	26.18	50.00	30°00'00"	25.88	44+48.18	44+74.36	30°00'00"
C2	26.18	50.00	30°00'00"	25.88	44+74.36	5+00.54	30°00'00"
C3	104.38	400.00	14°57'07"	104.09	5+55.66	6+60.05	14°57'07"
C4	26.18	50.00	30°00'00"	25.88	7+06.25	7+32.46	30°00'00"
C5	26.18	50.00	30°00'00"	25.88	7+32.46	7+58.65	30°00'00"
C6	52.36	50.00	60°00'00"	50.00	9+86.01	9+33.85	60°00'00"



KENNARD WARFIELD  
TAX MAP 16  
BLOCK 6  
PARCEL 21  
1091/117  
ZONED R-20

**GENERAL NOTES:**

- ALL ASPECTS OF THE PROJECT ARE IN CONFORMANCE WITH THE HOWARD COUNTY STANDARDS.
- LATEST PROJECT BACKGROUND:**  
LOCATION: 3rd ELECTION DISTRICT TAX MAP: 10  
PARCEL: 309 LOT: 4  
ZONING: R-20  
DATE SKETCH PLAN APPROVED: S-95-21, (7/17/95)  
DPZ FILES: F-98-141, F-89-235, F-86-14, F-93-02  
WP-98-19
- AREA TABULATION**  
A. TOTAL TRACT AREA: 6.65 AC.±  
B. NUMBER OF PROPOSED BUILDABLE LOTS: 11  
C. NUMBER OF OPEN SPACE LOTS: 3  
D. AREA OF PUBLIC RIGHT-OF-WAY: 0.52 AC.±  
E. AREA OF BUILDABLE SPACE: 3.64 AC.±  
F. AREA OF OPEN SPACE LOTS: 2.49 AC.±  
AREA LESS THAN 35' IN WIDTH: 0.18 AC.±  
NET AREA OF OPEN SPACE LOTS: 2.31 AC.±  
G. OPEN SPACE REQUIRED: 6.65 x 30% = 2.00 AC  
H. AREA OF RECREATIONAL OPEN SPACE (ULTIMATE DEVELOPMENT):  
REQUIRED: 11 X 200 SQ. FT. = 2,200 SQ. FT. OR 0.05 AC.±  
PROVIDED: 2,200 SQ. FT. IN TAYLOR FARM SECTION 1 (F-98-141)
- TWO FOOT CONTOUR TOPOGRAPHY BASED ON AERIAL TOPOGRAPHY BY WINGS AERIAL MAPPING CO., INC. FLOWN ON 3/12/1997.
- BOUNDARY BY MILDENBERG, BOENDER AND ASSOCIATES ON JULY 1997.
- HORIZONTAL AND VERTICAL DATUMS BASED ON MARYLAND STATE COORDINATE SYSTEM (NAD 83)  
STA 16C3 N 599179.7611 E 1347649.0351 EL.=458.92  
STA 1020 N 601060.1981 E 1345336.7601 EL.=445.58
- DEED REFERENCE: LIBER 255, FOLIO 270
- PUBLIC WATER AND SEWER WILL BE USED CONTRACT # 24-3656-D.
- NO PUBLIC UTILITIES EXIST ON SITE.
- FOREST STAND DELINEATION BY WILDMAN ENVIRONMENTAL, INC.
- FINAL GRADING FOR EACH LOT WILL BE SUBMITTED AT THE SITE DEVELOPMENT PLAN STAGE.
- THIS PROPOSED SUBDIVISION WILL CONSIST OF SINGLE FAMILY DETACHED DWELLINGS.
- FLOODPLAIN DELINEATION BASED ON STUDY BY MILDENBERG, BOENDER & ASSOC. REVISED JUNE 1998.
- ALL EXISTING STRUCTURES TO BE REMOVED.
- LIMITS OF WETLAND ARE BASED ON THE APPROVED RECORD PLAT (F-89-235, 3/12/90).
- ALL INTERSECTIONS TO HAVE STOP SIGNS.
- DENOTES AREAS OF STEEP SLOPES (>25%)
- DENOTES AREA OF 100 YEAR FLOODPLAIN
- DENOTES AREA OF WETLAND
- DENOTES USE-IN-COMMON DRIVEWAY EASEMENT
- DENOTES 10 FOOT UTILITY AND TREE MAINTENANCE EASEMENT
- SWM AND TEMPORARY SWM ARE PROVIDED BY THE METHOD OF RETENTION UNDER F-95-174
- APFO ROAD TEST CONDUCTED BY THE TRAFFIC GROUP DATED JUNE 18, 1998.
- THIS PLAN IS SUBJECT TO WP-98-19 WHICH WAIVED SECTION 16.115(C), 16.116(A)(1), AND 16.116(A)(2) OF THE SUBDIVISION REGULATIONS. IT ALLOWED THE GRADING AND REMOVAL OF VEGETATION WITHIN THE FLOODPLAIN, STREAMS, ASSOCIATED BUFFERS, AND THE WETLAND BUFFER.
- RECREATIONAL OPEN SPACE TO BE PROVIDED IN TAYLOR FARM, SECTION 1 FOR THIS PROJECT. SEE F-98-141 FOR LOCATION & AREAS.  
RECREATIONAL OPEN SPACE, REQUIRED-SECTION 1: 6,500 SQ.FT. ±  
RECREATIONAL OPEN SPACE, REQUIRED-SECTION 2: 2,200 SQ.FT. ±  
RECREATIONAL OPEN SPACE, REQUIRED-TOTAL: 8,700 SQ.FT. ±  
RECREATIONAL OPEN SPACE, PROVIDED IN SECTION 1: 10,535 SQ.FT. ±

WAVERLY WOODS  
GOLF COURSE  
SDP 98-35  
ZONED: R-20

TENTATIVELY APPROVED  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*James R. Smith* 10/21/98  
PLANNING DIRECTOR DATE

**OWNER**  
TAYLOR FARM JOINT VENTURE  
C/O LAND DESIGN AND DEVELOPMENT  
DON REUWER, PRESIDENT  
10805 HICKORY RIDGE ROAD  
COLUMBIA, MARYLAND 21044  
(410) 740-2100

LOT 3  
FRIENDLY FARMS  
ZONED: R-20



Project	date	description
98085	OCT 98	illustration
SD	SD	scale
SD	SD	1" = 50'
SD	SD	approval

Project	date	description
98085	OCT 98	illustration
SD	SD	scale
SD	SD	1" = 50'
SD	SD	approval

TAYLOR FARM, SECTION TWO  
A RESUBDIVISION OF BULK PARCEL A, TAYLOR FARM, SECTION 1  
TAX MAP 10 - PARCEL 309  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
PRELIMINARY EQUIVALENT SKETCH

**MILDENBERG, BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Ellicott City, Maryland 21042  
(410) 997-0236 Fax: (301) 621-5521 Wash. (410) 997-0298 Fax.

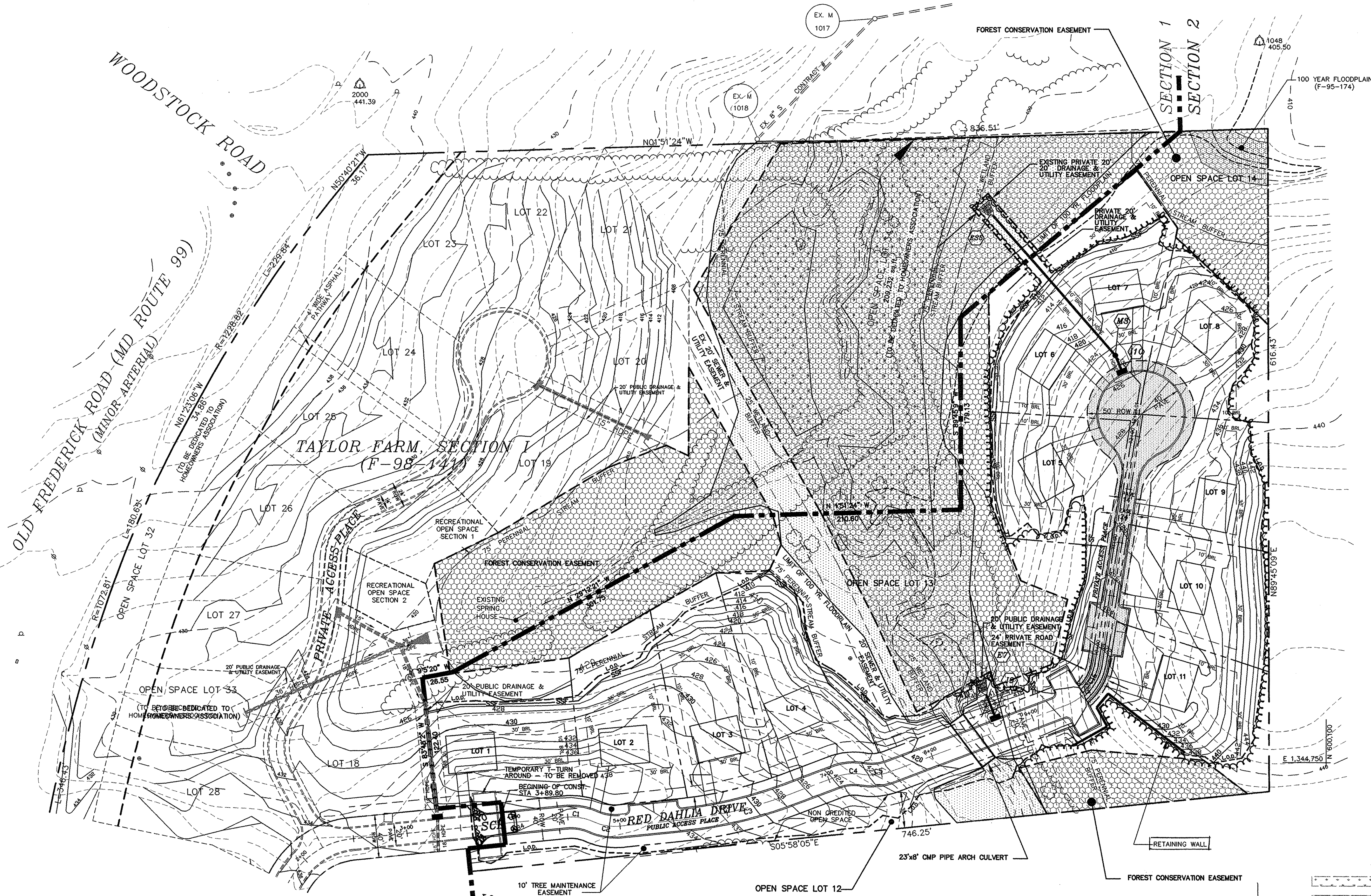
**NOTE:**  
THIS PLAN IS FOR GRADING  
USES ONLY.

E 1,345,500  
N 807,000

KENNARD WARFIELD  
TAX MAP 16  
BLOCK 6  
PARCEL 21  
1081/117  
ZONED: R-20



E 1,345,500  
N 800,000



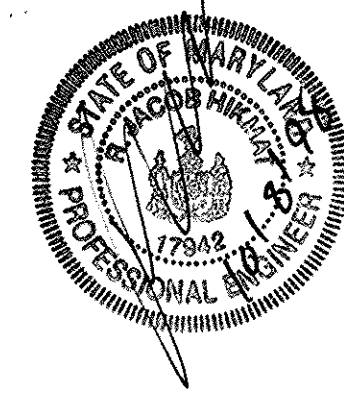
WAVERLY WOODS  
GOLF COURSE  
SDP 96-35  
ZONED: R-20

**OWNER**  
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COLUMBIA, MARYLAND 21044  
(410) 740-2100

FRIENDLY FARMS  
LOT #3  
ZONED: R-20

TENTATIVELY APPROVAL  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY

*[Signature]*  
PLANNING DIRECTOR  
DATE 10/21/98



**LEGEND**

	WETLAND
	25' WETLAND BUFFER
	STREAM/INTERMITTENT
	75' STREAM BUFFER
	50' INTERMITTENT BUFFER
	100 YR. FLOODPLAIN
	EXISTING CONTOUR
	EXISTING TREELINE
	PROPOSED TREELINE
	FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION)

96095.DWG\SEC2\05-GRD.DWG

Project	96095	Date	OCT 98
Illustration	SD	Engineering	SD
Scale	1"=50'	Approval	SD

No.		Date	
Description		Revisions	

TAYLOR FARM, SECTION TWO  
(A RESUBDIVISION OF BULK PARCEL "A", TAYLOR FARM, SECTION 1  
TAX MAP 10 - PARCEL 309  
THIRD ELECTION DISTRICT HOWARD COUNTY, MARYLAND  
PRELIMINARY GRADING PLAN

**MILDENBERG & BOENDER & ASSOC., INC.**  
Engineers Planners Surveyors  
5072 Dorsey Hall Drive, Suite 202, Beltsville City, Maryland, 21042  
(410) 997-0286, Fax: (301) 621-5321, Wash. (410) 997-0298, Fax.

SP-98-116

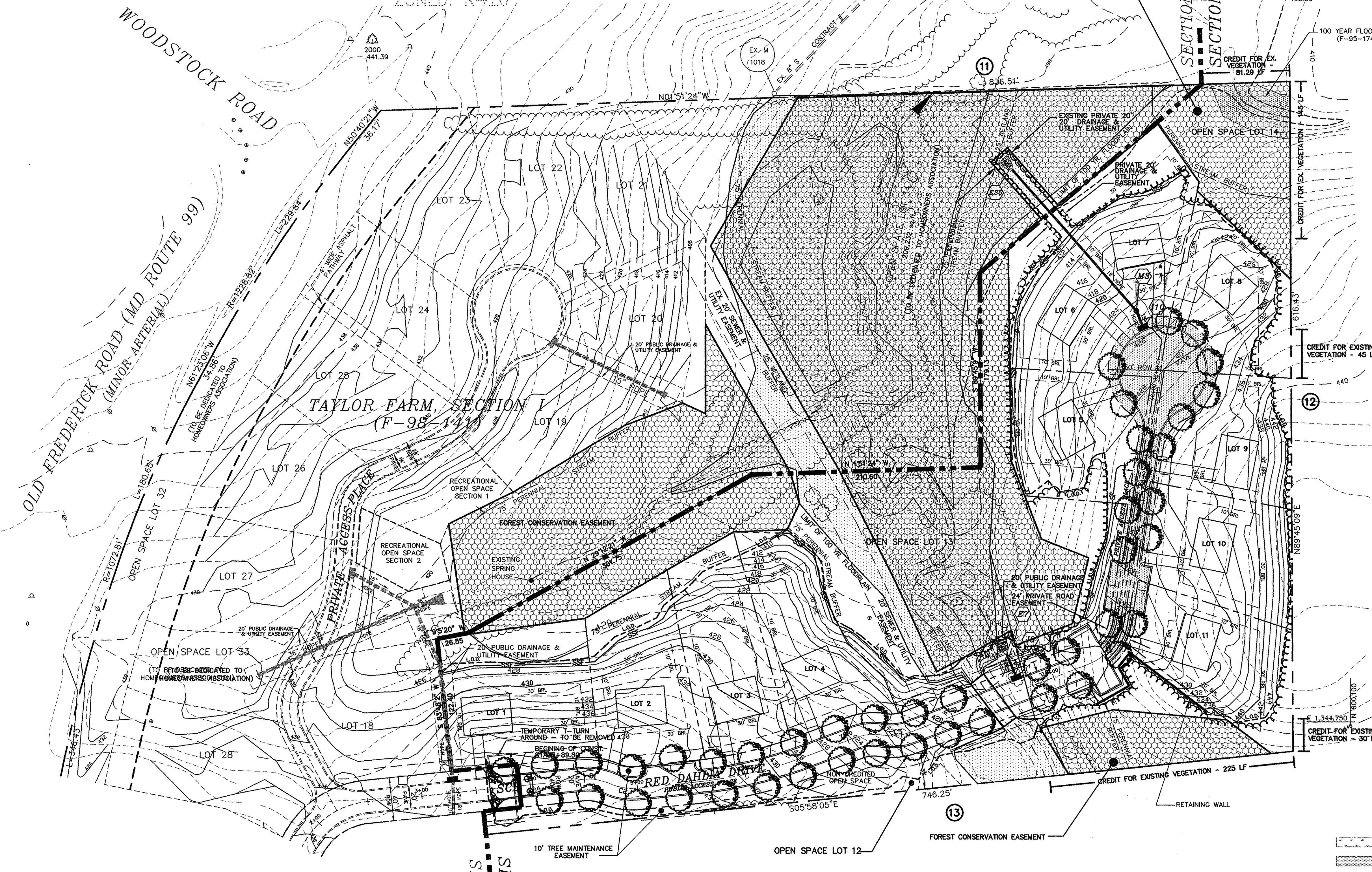
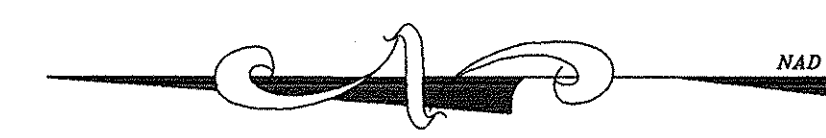
NOTE:  
THIS PLAN IS FOR LANDSCAPING  
USES ONLY.

E 1,345,500  
N 600,000

KENNARD WARFIELD  
TAX MAP 16  
BLOCK 6  
PARCEL 21  
1081/117  
ZONED: R-20

- NOTES:**
1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16.124 OF THE HOWARD COUNTY CODE AND THE LANDSCAPE MANUAL.
  2. FINANCIAL SURETY FOR THE REQUIRED LANDSCAPING WILL BE THE RESPONSIBILITY OF THE DEVELOPER AS PART OF THE DPW DEVELOPERS AGREEMENT.
  3. SWM IS NOT PROPOSED AS PART OF THIS SECTION. SWM LANDSCAPING IS NOT REQUIRED.

E 1,345,500  
N 600,000



**STREET TREE CALCULATIONS**

RED DAHLIA DRIVE	- 1062 / 40 = 27
PRIVATE ACCESS PLACE	- 734 / 40 = 18
TOTAL TREES REQUIRED	= 45 TREES
TOTAL TREES PROVIDED	= 45 TREES

PERIMETER	EDGE TYPE
P/O PERIMETER 11 SFD TO SFD - 81.29 LF EXISTING TREES TO REMAIN	A
PERIMETER 12 SFD TO GOLF COURSE - 220 LF EXISTING TREES TO REMAIN	A
SFD TO GOLF COURSE - 396.43 LF 1 SHADE TREE / 60 LF	A
P/O PERIMETER 13 SFD TO SFD - 521.25 LF EXISTING TREES TO REMAIN	A
SFD TO SFD - 521.25 LF 1 SHADE TREE / 60 LF	9
TOTAL PLANTING OBLIGATION	
SHADE TREES	16
EVERGREEN TREES	0
SHRUBS	0

\* NOTE : PERIMETER EDGE NUMBERS CORRESPOND TO THOSE SHOWN ON TAYLOR FARM, SECTION 1 (F-98-141).

WAVELY WOODS  
GOLF COURSE  
SDP 96-35  
ZONED: R-20

**SCHEDULE A : PERIMETER LANDSCAPED EDGE**

CATEGORY	ADJACENT TO PERIMETER PROPERTIES
LANDSCAPE TYPE	A (P/O PERIMETERS 11, 12, & 13)
LINEAR FEET OF PERIMETER	1443.97 LF
CREDIT FOR EXISTING VEGETATION (YES, NO, LINEAR FEET)	YES, 525.29 LF OF EXISTING VEGETATION
CREDIT FOR WALL, FENCE, OR BERM (YES, NO, LINEAR FEET)	NO
NUMBER OF PLANTS REQUIRED	
SHADE TREES	16 SHADE TREES
EVERGREEN TREES	0 EVERGREEN TREES
SHRUBS	0 SHRUBS

**LEGEND**

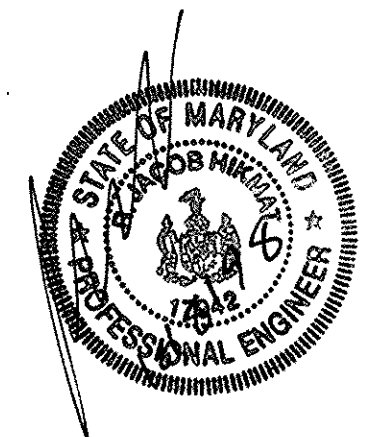
- WETLAND
- 25' WETLAND BUFFER
- STREAM/INTERMITTENT
- 75' STREAM BUFFER
- 50' INTERMITTENT BUFFER
- 100 YR. FLOODPLAIN
- EXISTING CONTOUR
- EXISTING TREELINE
- PROPOSED TREELINE
- FOREST CONSERVATION EASEMENT (RETENTION & REFORESTATION)

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**STREET TREE PLANTING SCHEDULE**

QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
45		TILIA CORDATA 'GREENSPIRE'	GREENSPIRE LITTLELEAF LINDEN	2 1/2" - 3" CAL.
TOTAL				
45				STREET TREES

TENTATIVELY APPROVAL  
DEPT. OF PLANNING AND  
ZONING OF  
HOWARD COUNTY  
  
PLANNING DIRECTOR DATE 1/21/98



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A RESUBDIVISION OF BULK PARCEL "A", TAYLOR FARM, SECTION 1  
TAX MAP 10 - PARCEL 309 HOWARD COUNTY, MARYLAND  
THIRD ELECTION DISTRICT  
PRELIMINARY LANDSCAPING PLAN

date	OCT 98
project	98085
illustration	SD
scale	1" = 50'
approval	SD
engineering	SD

no.	description	date
	revisions	